



# DUVENECK SQUARE MASTERPLAN



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## PROJECT SUMMARY

Duveneck Square is a mixed-use urban infill project along Washington Street between 7th and 8th Street that is designed to compliment and enhance the existing historic neighborhood fabric. The 4-story scheme will be divided into two phases. Existing improvements are proposed to be razed for this new, ground up construction.

Phase I consists of two buildings along the east side of Washington Street. The buildings will offer 108 residential units, 5000 sf of retail space, and surface parking improvements.

Phase II will be a combination of mixed-use, office, and residential spaces. A parking structure will support both the development and the surrounding neighborhood. The final scheme for Phase II depends on market conditions.



## ARCHITECTURAL DESIGN

The Architectural Design draws inspiration from the neighborhood's eclectic mix of residential streetscapes, retail spaces, and light industrial buildings.

Some elements of the proposed design include:

- Tall first floor with masonry and glass match traditional retail storefronts.
- Mixture of 3 and 4 story expressions mimic the varied neighborhood roofscape.
- Bay windows and varying building setbacks create rhythm along streetscape, add to residential character.
- Balconies at corners help “turn the corner” and give identity to the buildings.
- Mixture of traditional masonry and industrial materials, inspired by the character of the existing neighborhood.



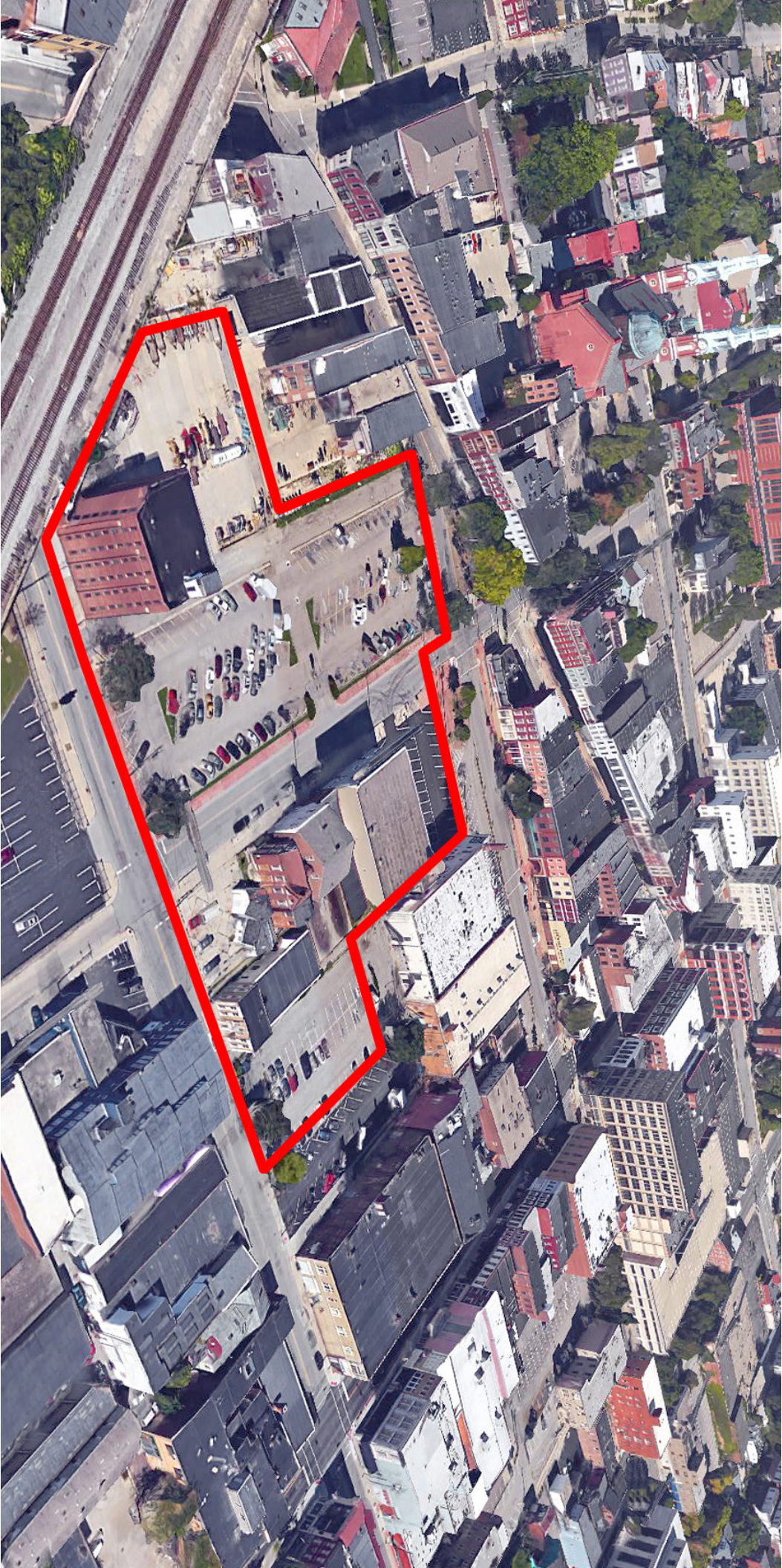


## EXISTING NEIGHBORHOOD



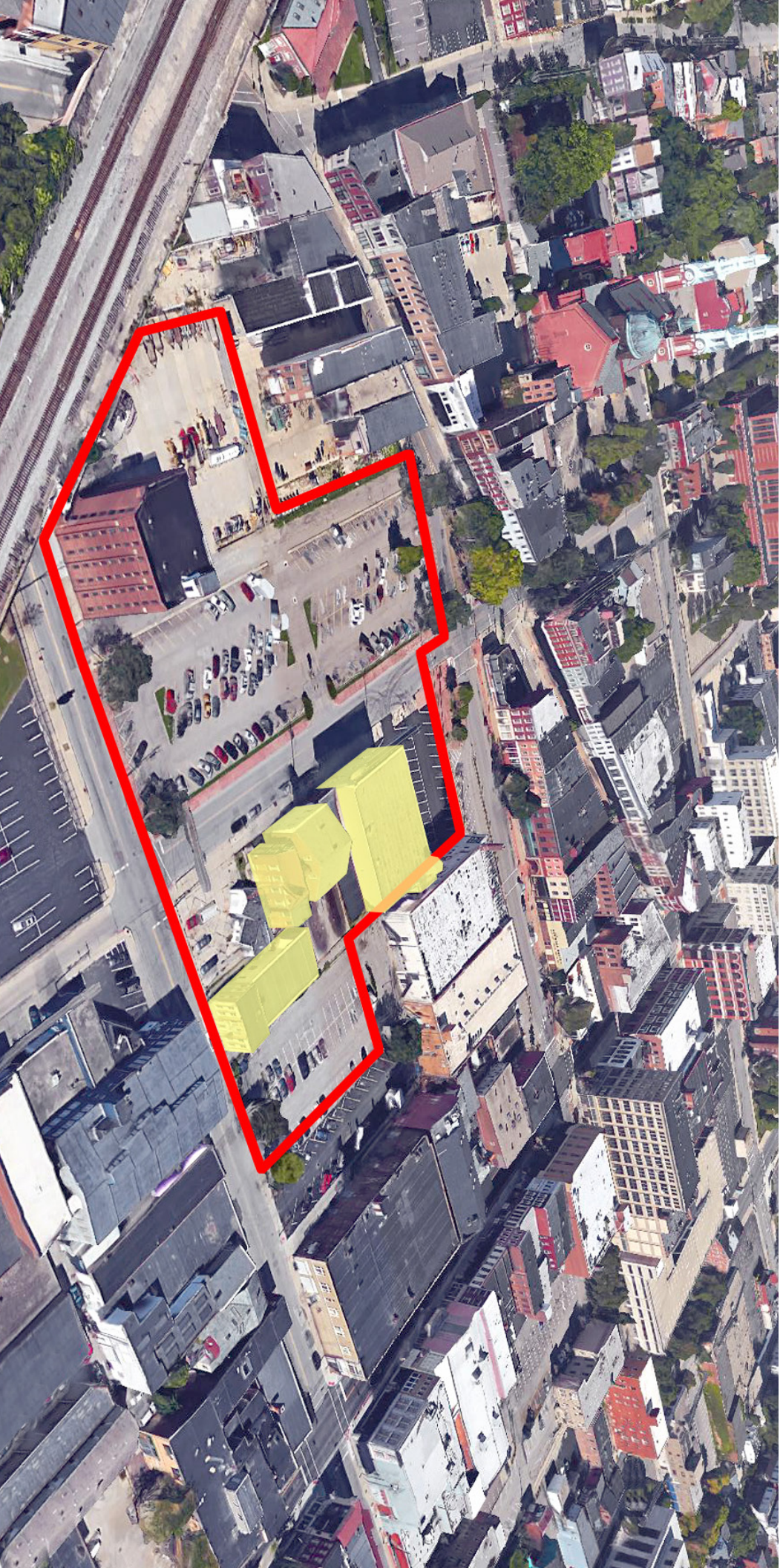


SITE





# LISTED HISTORIC BUILDINGS





## FUTURE NEIGHBORHOOD





SITE PLAN



SCHEDULE OF USES

BUILDING DESCRIPTION	AREA
A 4 STORY MIXED USE	52,000
A1 4 STORY RESIDENTIAL	79,000
B 4 STORY RESIDENTIAL	35,000
C 4 STORY MIXED/OFFICE	53,000
GARAGE, 4 LEVELS	

SITE DATA SUMMARY

TOTAL COMMERCIAL	10,000
TOTAL RESIDENTIAL UNITS	172*
TOTAL STRUCTURED PARKING	300*

\*approximate based on preliminary design

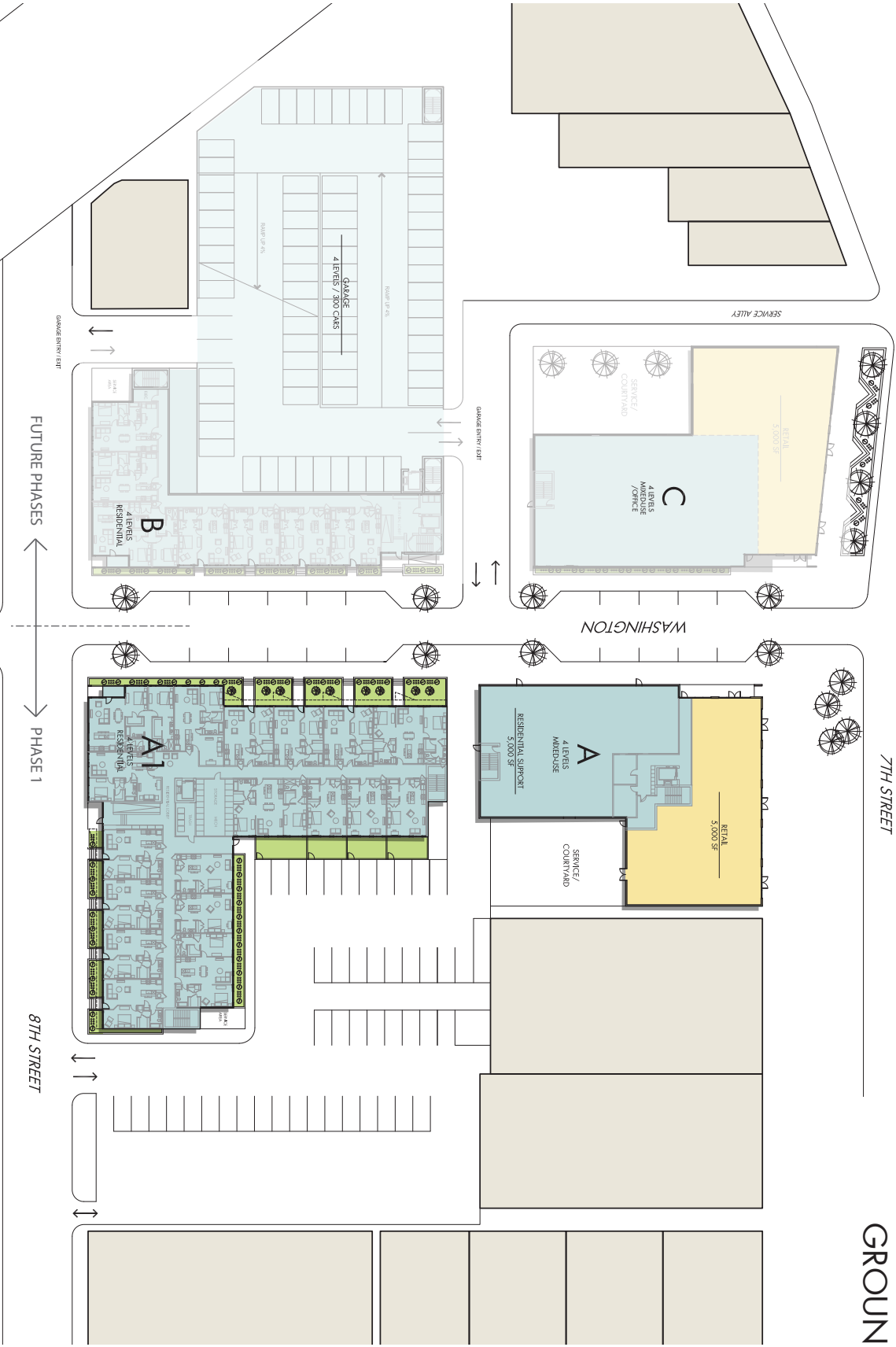
SITE PLAN

SCALE 1:50



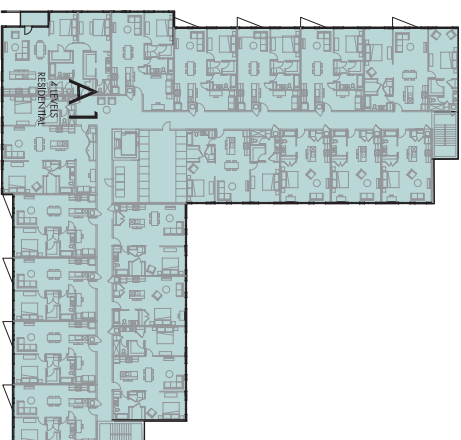
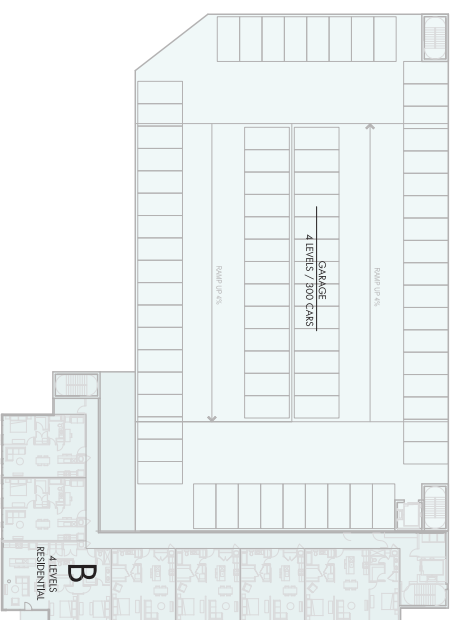
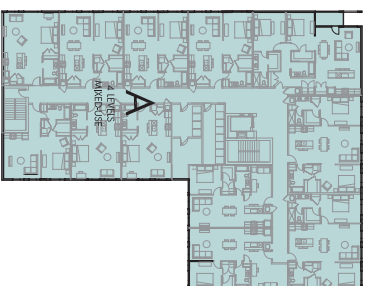
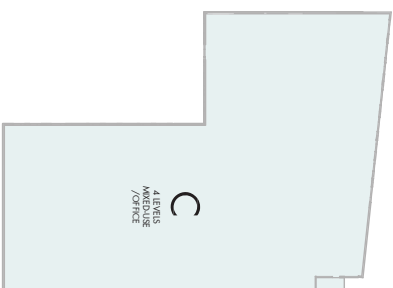


# GROUND FLOOR PLAN





# LEVEL 2 - 4 PLANS



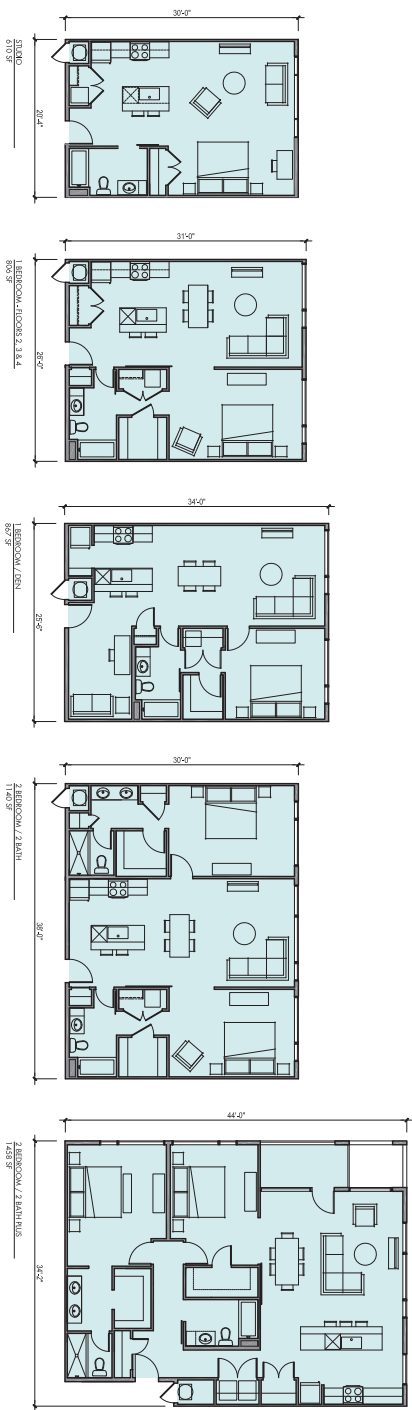
FUTURE PHASES ← → PHASE 1

LEVEL 2 - 4 PLAN  
SCALE 1:50



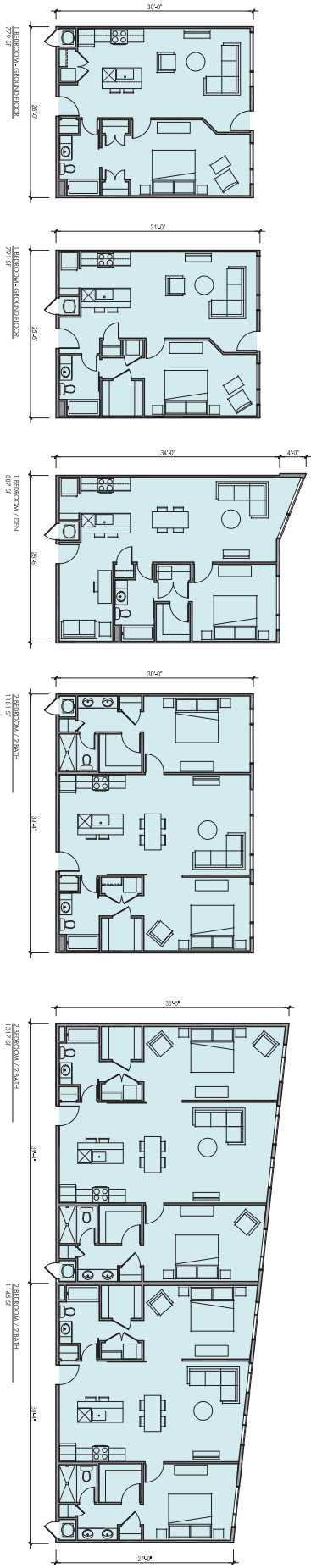


# UNIT TYPES



STANDARD UNIT TYPES

1/16" = 1'-0"



UNIT TYPE VARIATIONS

1/16" = 1'-0"



# NORTH ELEVATION



BUILDING A  
PHASE 1

BUILDING C  
FUTURE PHASE



# SOUTH ELEVATION

BUILDING B  
FUTURE PHASE

BUILDING A1  
PHASE 1





WEST ELEVATION



BUILDING A  
PHASE 1

BUILDING A1  
PHASE 1







